



# TO LET



## Two-Storey Self-Contained Office Building 521.35 sq m (5,612 sq ft)

**Rent £65,000 pax**

ARMSTRONG HOUSE  
ABBEYWOODS BUSINESS PARK  
DURHAM  
DH1 5GH

- Excellent Location Just 2.5 Miles North of Durham City Centre
- Easy Access to A167, A690 & A1(M)
- Just a 2 Minute Walk from both Arnison & North Durham Retail Park
- Occupiers on the Estate Include: EMG Solicitors, Bernicia, Adecco & Community Integrated Care
- Current Configuration Offers a Combination of Open-Plan & Cellular Layouts
- Includes 19 Allocated Car Parking Spaces



## LOCATION

Durham lies approximately 19 miles south of Newcastle and 13 miles south-west of Sunderland, serving as the county town and primary commercial hub for the County Durham district.

Armstrong House is located on the western edge of Pity Me, about a quarter of a mile from the A167 and roughly 2.5 miles north of Durham city centre.

The property enjoys proximity to Arnison Retail Park, home to several national retailers including M&S, Next, Nike, Smyths, Boots and Sainsbury's. Food and beverage outlets include McDonald's, Greggs, Costa, Subway, and KFC.

Additionally, the newly developed North Durham Retail Park is just a 2-minute walk from the property, with occupiers such as Starbucks, Aldi and Home Bargains.

## DESCRIPTION

The premises comprise of a self-contained, purpose built, two-storey office building of attractive brick construction under a slate pitched roof.

The property benefits from 19 allocated parking spaces and well-maintained landscaping.

Internally, the office space is a combination of cellular and open-plan layouts, featuring painted and plastered walls, suspended ceilings, recessed lighting, gas central heating, and WC facilities. Additional storage is understood to be available in the roof space, though this area has not been inspected or included in the stated floor areas.

## ACCOMMODATION

	sq m	sq ft
Ground Floor	247.3	2,662
First Floor	274.06	2,950
<b>TOTAL</b>	<b>521.35</b>	<b>5,612</b>

## TERMS

The property is available by way of a new FRI lease for a term of years to be agreed, at a rent of £65,000 per annum exclusive.

## BUSINESS RATES

Rateable Value (Effective 1st April 2023) : £46,750  
Estimated Rates Payable (24/25) : £23,328.25

Our estimates are calculated by applying the appropriate Business Rate Multiplier to the RV. It is important that interested parties confirm the accuracy of this information and the actual rates payable with the Local Authority.

## ENERGY PERFORMANCE

EPC rating 78 D.

## VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Graham S Hall upon this basis and where silent, offers will be deemed net of VAT.

## LEGAL COSTS

Each party to be responsible for their own costs incurred in this transaction.

## ANTI-MONEY LAUNDERING REGULATIONS

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the purchaser / tenant.

## VIEWING & FURTHER INFORMATION

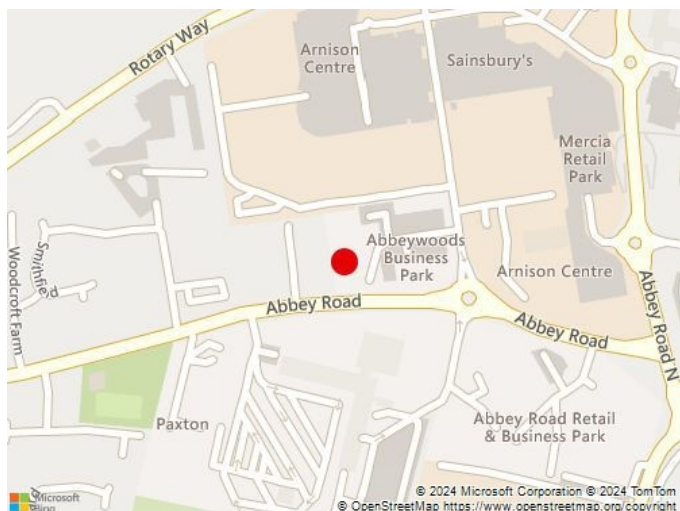
For general enquiries and viewing arrangements please contact:

Daryl Carr | t: 0191 731 8660 | e: [daryl@grahamshall.com](mailto:daryl@grahamshall.com)

## AGENTS NOTE

In accordance with the Code of Leasing Business Premises: England and Wales the landlords are willing to consider alternative lease terms to those set out but please bear in mind that variations may affect the level of rent proposed.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk) or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.



**Important Notice** - Graham S Hall Chartered Surveyors for themselves and for the vendors and lessors of the property give notice that: 1) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract. 2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Graham S Hall Chartered Surveyors or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person, either principal or employee, at Graham S Hall Chartered Surveyors has any authority to make or give any representation or warranty in relation to this property. 4) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for purpose or in working order.